

Pike County LEGAL JOURNAL

The Pike County Legal Journal contains decisions of the Pike County Court, legal notices, advertisements and other matters of legal interest.

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COURT OF COMMON PLEAS
60TH JUDICIAL DISTRICT:
Gregory H. Chelak, *President Judge*
Kelly A. Gaughan, *Judge*
Joseph F. Kameen, *President Judge retired* 
Harold A. Thomson, Jr., *Senior Judge retired* 

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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

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Pike County LEGAL JOURNAL

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COURT CALENDAR

The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>

INDEX

Time

Case Information

Court Official

Plaintiff Attorney

Defendant Attorney

MONDAY, AUGUST 3, 2026

Courtroom 1

9 AM

477-2023 Criminal Non-Jury Trial

Commonwealth v.

Harry J. Bradshaw, III.

President Judge Gregory H. Chelak

JOHN H. URBANSKI

1:30 PM

84-2026 Criminal Non-Jury Trial

Commonwealth v. Owen N. Loiacono

President Judge Gregory H. Chelak

JUSTIN E. PFAFF

Courtroom 2

9 AM

1140-2025 Hearing

Samantha Marx v. Steven Marx

Judge Kelly A. Gaughan

NICHOLAS J. MASINGTON

ASHLEY G. ZIMMERMAN

TUESDAY, AUGUST 4, 2026

Courtroom 1

1:15 PM

243-2026 ARD

Commonwealth v. Steven J. Owens

President Judge Gregory H. Chelak

MATTHEW J. GALASSO

Courtroom 2

10 AM

Argument and Hearing – 7/20

Judge Kelly A. Gaughan

1 – 368-2026 Hearing

Cheryl Cofield v. Jonathan Cofield

Judge Kelly A. Gaughan

THOMAS E. MINCER

MATTHEW J. GALASSO

2 – 1030-2021 Hearing on Petition for

Contempt and Hearing on Petition for

Special Relief

Alessandra Larson v. Robert Larson

Judge Kelly A. Gaughan

EDMUND J. SCACCHITTI

THOMAS E. MINCER

3 – 740-2026 Hearing

In re: 2000 BMW Z3, VIN

#4USCH334XYLF43465

Judge Kelly A. Gaughan

LEATRICE A. ANDERSON

4 – 741-2026 Argument

In re: 2012 Subaru Forester, VIN

#JF2SHABC7CH417251

Judge Kelly A. Gaughan

LEATRICE A. ANDERSON

5 – 16-2026 OC Argument

In re: Birr Family Trust

Judge Kelly A. Gaughan

THOMAS F. FARLEY

6 – 990-2025 Hearing

Victor Perez v. Amber Perez

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

THOMAS E. MINCER

7 – 45578-2024 Hearing

WSFS, FSB v. Terrance Hart

Judge Kelly A. Gaughan

GREGG L. MORRIS

1:30 PM

Custody Status Conference – 6/10

Judge Kelly A. Gaughan

1 – 60-2025 Custody Status Conference

Steven Donohue v. Erika Delaney

Judge Kelly A. Gaughan

TAMMY LEE CLAUSE

SHANNON L. MUIR

2 – 1292-2022 Custody Status
Conference

Mark Gavin v. Dina Bogart

Judge Kelly A. Gaughan

THOMAS E. MINCER

MATTHEW J. GALASSO

3 – 1029-2025 Custody Status
Conference

Kayla Scott v. Troy Scott

Judge Kelly A. Gaughan

THOMAS E. MINCER

4 – 258-2025 Custody Status
Conference

Coskun A. Sengun v.

Danielle L. Sengun

Judge Kelly A. Gaughan

BRIAN J. CALI

THOMAS F. FARLEY

5 – 909-2023 Custody Status
Conference

Alana Hooghuis v. Carl Hooghuis, III.

Judge Kelly A. Gaughan

ASHLEY G. ZIMMERMAN

FRANK J. SANTOMAURO

6 – 721-2022 Custody Status
Conference

Evan J. Hill v Tabbatha M. Clark

Judge Kelly A. Gaughan

2 PM

Civil Pre-Trial Conference – 1/5

Judge Kelly A. Gaughan

1 – 983-2025 Pre-Trial Conference

Wild Acres Lakes PHOA v.

Eric Sandstrom

Judge Kelly A. Gaughan

THOMAS F. FARLEY

Hearing Room

10:30 AM

1167-2025 Custody Review Conference

Angela Brown v. Michael Brown

MATTHEW J. GALASSO

THOMAS E. MINCER

11:30 AM

520-2021 Custody Conference

Carrie Scharff v. Dakota Erway

THOMAS E. MINCER

ASHLEY G. ZIMMERMAN

WEDNESDAY, AUGUST 5, 2026

Courtroom 1

9 AM

Juvenile Hearings – 14/20

President Judge Gregory H. Chelak

1 – 65-2025 JV Dispositional Review
Hearing

In re: I.M.

President Judge Gregory H. Chelak

STEVEN BENEDICT

2 – 29, 79-2025 Dispositional Review
Hearing

In re: E.C.

President Judge Gregory H. Chelak

ERIC L. HAMILL

3 – 61, 10-2022 JV, 3, 38-2023 JV

Dispositional Review Hearing

In re: J.R.

President Judge Gregory H. Chelak

ERIC L. HAMILL

4 – 23-2026 JV Disposition Hearing

In re: N.D.

President Judge Gregory H. Chelak

MATTHEW J. GALASSO

5 – 31, 32-2026 JV Disposition Hearing

In re: G.M-A.

President Judge Gregory H. Chelak

ERIC L. HAMILL

6 – 13-2026 JV Disposition Hearing

In re: A.R.

President Judge Gregory H. Chelak

ERIC L. HAMILL

7 – 11-2026 JV Disposition Hearing

In re: A.O.

President Judge Gregory H. Chelak

ERIC L. HAMILL

8 – 14-2026 JV Disposition Hearing
In re: D.D.
President Judge Gregory H. Chelak
ERIC L. HAMILL
9 – 37-2026 JV Adjudication Hearing
In re: M.C.
President Judge Gregory H. Chelak
ERIC L. HAMILL
10 – 34-2026 JV Adjudication Hearing
In re: K-J. H.
President Judge Gregory H. Chelak
11 – 25-2026 JV Adjudication Hearing
In re: V.M.
President Judge Gregory H. Chelak
12 – 31, 32-2025 JV Adjudication
Hearing
In re: G.M-A.
President Judge Gregory H. Chelak
13 – 33-2026 JV Adjudication Hearing
In re: S.O.
President Judge Gregory H. Chelak
14 – 11-2025 JV Hearing
In re; B.S.
President Judge Gregory H. Chelak
THOMAS F. FARLEY

11 AM
1960-2009 Argument on Exceptions
David E. Cielinski v.
Patricia A. Cielinski
President Judge Gregory H. Chelak
THOMAS E. MINCER
MATTHEW J. GALASSO

Courtroom 2

9 AM
Protection from Abuse Hearing – 6/10
Judge Kelly A. Gaughan
1 – 464-2026 Modification/Withdrawal
of Protection from Abuse Hearing
Arlene Laquidara v. Daniel Cammarota
Judge Kelly A. Gaughan
2 – 786-2026 Protection from Abuse
Hearing
Veronica Koval v. Kyle Hickey
Judge Kelly A. Gaughan
MARK E. MOULTON
CHRISTIAN E. WEED

3 – 792-2026 Protection from Abuse
Hearing
Eileen Rachelson v. Philip Rachelson
Judge Kelly A. Gaughan
SHANNON L. MUIR
4 – 973-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Alyson Solch v. John Solch, III.
Judge Kelly A. Gaughan
SHANNON L. MUIR
THOMAS E. MINCER
5 – 1150-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Latasha Hull, on behalf of Teagan Eng-
lish, Jr. (a minor) v. Teagan English, Sr.
Judge Kelly A. Gaughan
6 – 1155-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Laura Borer v. Matthew Borer
Judge Kelly A. Gaughan

10:30 AM
C & Y Hearing – 5/10
Judge Kelly A. Gaughan
1 – 13-2025 DP Expedited Permanency
Review Hearing
In re: A.A.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JOHN J MARTIN
2 – 15-2018 DP Permanency Review
Hearing
In re: N.D.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MARK E. MOULTON
3 – 14-2024 DP Permanency Review
Hearing
In re: D.S.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MARK E. MOULTON
JOHN J MARTIN
4 – 28-2023 DP Permanency Review
Hearing
In re: A.C-L.
Judge Kelly A. Gaughan
CHRISTINE RECHNER

5 – 16-2026 DP Dependency Hearing
In re: M.O.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MARK E. MOULTON

1:30 PM
ARD – 0/10
Judge Kelly A. Gaughan

2 PM
615-2023 Criminal Pre-Trial Conference
Commonwealth v. Caesar C. Francis
Judge Kelly A. Gaughan
MARK MACK

THURSDAY, AUGUST 6, 2026

Courtroom 1

9 AM
13/20
President Judge Gregory H. Chelak
1 – 254-2025 Guilty Plea
Commonwealth v. Alexis Conklin
President Judge Gregory H. Chelak
STEVEN BENEDICT
2 – 11-2026 Guilty Plea
Commonwealth v. Jesus D. Santiago, Jr.
President Judge Gregory H. Chelak
ERIC L. HAMILL
3 – 233-2024 Guilty Plea
Commonwealth v. Joseph Big
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
4 – 19-2026 Guilty Plea
Commonwealth v.
Russell A. Fairweather, Jr.
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
5 – 26-2026 Guilty Plea
Commonwealth v. Craig A. Reese
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
6 – 494-2024 Guilty Plea
Commonwealth v. Paul D. Schuller
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
7 – 196-2026 Guilty Plea
Commonwealth v. Bobby R. Hill
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

8 – 191-2026 Guilty Plea
Commonwealth v.
Blake Gonzalez-Hough
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
9 – 158-2026 Guilty Plea
Commonwealth v. Marcus R. Grazette
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
10 – 9, 7, 6-2026, 440-2025 Hearing
Commonwealth v. Nicole L. Hall
President Judge Gregory H. Chelak
STEVEN BENEDICT
11 – 242-2026 Hearing on Modification/Increase of Bail & ICC
Commonwealth v. Travis A. Faber
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
12 – 028-2026 MD Hearing on
Modification/Increase of Bail & ICC
Commonwealth v.
Francesco J. Genovese
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
13 – 130-2026 Bail Modification
Hearing
Commonwealth v. Stefan L. Krol
President Judge Gregory H. Chelak
ERIC L. HAMILL

9:30 AM
5/20
President Judge Gregory H. Chelak
1 – 481, 483-2025 Plea or State Intent
Commonwealth v. Raashid Nicholson
President Judge Gregory H. Chelak
THOMAS E. MINCER
2 – 71-2026 Guilty Plea and Hearing on
Modification/Increase of Bail & ICC
Commonwealth v.
Joseph J. Lopez-Reyes
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
3 – 60-2026 Guilty Plea
Commonwealth v. Stanley L. Meeker
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
4 – 459-2025 Reconsideration of
Sentence
Commonwealth v. Thomas P. Schaefer
President Judge Gregory H. Chelak
MATTHEW J. GALASSO

5 – 317, 440, 441-2023 Bail
Modification Hearing
Commonwealth v. Charles Williams
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

10 AM
3/20
President Judge Gregory H. Chelak
1 – 263-2026 Arraignment and Guilty
Plea
Commonwealth v. Evan O'Brien
President Judge Gregory H. Chelak
DOUGLAS L. BENNETT
2 – 137-2026 Guilty Plea
Commonwealth v. James G. Jennings
President Judge Gregory H. Chelak
JAMES J. BURKE
3 – 696-2022 Guilty Plea
Commonwealth v. Justin T. Christ
President Judge Gregory H. Chelak
JOHN J MARTIN

10:30 AM
Violation Hearing – 9/20
President Judge Gregory H. Chelak
1 – 400-2022 Violation of Parole
Hearing
Commonwealth v. Rafael Sanders
President Judge Gregory H. Chelak
GERALD R. BRUNELL
2 – 501-2021 Violation of Parole
Hearing
Commonwealth v. Dale W. Mattern, Jr.
President Judge Gregory H. Chelak
Pike County Public Defenders Office
3 – 294-2025 Violation of Parole
Hearing
Commonwealth v. Leroy R. Mead
President Judge Gregory H. Chelak
ERIC L. HAMILL
4 – 328-2025 Violation of Parole
Hearing
Commonwealth v. Amy M. Kaiser
President Judge Gregory H. Chelak
MARK E. MOULTON
5 – 61-2025 Violation of Parole Hearing
Commonwealth v.
Raymond A. Rodriguez
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

6 – 449-2024 Violation of Probation
Hearing
Commonwealth v. Cylis A. Stewart
President Judge Gregory H. Chelak
STEVEN BENEDICT
7 – 45-2025 Violation of Probation
Hearing
Commonwealth v. Joshua P. Novello
President Judge Gregory H. Chelak
Pike County Public Defenders Office
8 – 304-2024 Violation of Probation
Hearing
Commonwealth v. Jestin Q. Monk
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
9 – 340-2025 Violation of Probation
Hearing
Commonwealth v. Erika J. Hoffman
President Judge Gregory H. Chelak
Pike County Public Defenders Office

11 AM
Contempt Hearing – 8/20
President Judge Gregory H. Chelak
1 – 592-2020, 618-2022 Sanctions
Hearing
Commonwealth v. Amber Newell
President Judge Gregory H. Chelak
Pike County Public Defenders Office
2 – 158-2022 Sanctions Hearing
Commonwealth v. Valerie L. Koch
President Judge Gregory H. Chelak
Pike County Public Defenders Office
3 – 348-2020 Contempt Hearing
Commonwealth v. Alexis Santos
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
4 – 59-2024 Contempt Hearing
Commonwealth v. Sean A. Barton
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
5 – 560, 561-2020 Contempt Hearing
Commonwealth v. Joan Jaust
President Judge Gregory H. Chelak
Pike County Public Defenders Office
6 – 164-2020, 172-2021 Contempt
Hearing
Commonwealth v. Brittany T. Cambria
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

7 – 183-2020 Contempt Hearing
Commonwealth v. Jessica L. Abbott
President Judge Gregory H. Chelak
THOMAS E. MINCER

8 – 8-2024 Sanctions Hearing
Commonwealth v. Steve Perez, Jr.
President Judge Gregory H. Chelak
Pike County Public Defenders Office

1 PM
22/25

President Judge Gregory H. Chelak
1 – 236-2021 Parole Hearing
Commonwealth v. William E. Floystad
President Judge Gregory H. Chelak
STEVEN R. MILLS

2 – 275-2026 Arraignment
Commonwealth v. Shakiem L. Terry
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

3 – 117-2026 MD Extradition Hearing
Commonwealth v. Krystian Watek
President Judge Gregory H. Chelak
Pike County Public Defenders Office

4 – 120-2026 Arraignment
Commonwealth v. Kalena I. Seredych
President Judge Gregory H. Chelak
5 – 121-2026 Arraignment

Commonwealth v. Ryan M. Bronte
President Judge Gregory H. Chelak
6 – 275-2021 Arraignment
Commonwealth v. Monique M. Johnson

President Judge Gregory H. Chelak
7 – 83-2026 Arraignment
Commonwealth v. William S. Gombosi

President Judge Gregory H. Chelak
8 – 237-2026 Arraignment
commonwealth v.

Luis A. Maldonado, Jr.
President Judge Gregory H. Chelak
9 – 253-2026 Arraignment

Commonwealth v. Sean A. Battle
President Judge Gregory H. Chelak
10 – 245-2026 Arraignment

Commonwealth v. Christopher M. Day
President Judge Gregory H. Chelak
11 – 206-2026 Arraignment

Commonwealth v.
Christopher M. Ramos
President Judge Gregory H. Chelak

12 – 252-2026 Arraignment

Commonwealth v. Michael A. Hall
President Judge Gregory H. Chelak

13 – 257-2026 Arraignment
Commonwealth v. Robert G. Larson, III.

President Judge Gregory H. Chelak
JUSTIN E. PFAFF

14 – 261-2026 Arraignment
Commonwealth v. Holly R. Daletto
President Judge Gregory H. Chelak
ERIC L. HAMILL

15 – 265-2026 Arraignment
Commonwealth v. Richard W. Fraim
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

16 – 269-2026 Arraignment
Commonwealth v. Jeremy B. Butler
President Judge Gregory H. Chelak
BRADLEY W. WEIDENBAUM

17 – 266-2026 Arraignment
Commonwealth v. Jennifer Perez
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

18 – 272-2026 Arraignment
Commonwealth v. Justin S. Risso
President Judge Gregory H. Chelak

19 – 276-2026 Arraignment
Commonwealth v. Asia S. Belmont
President Judge Gregory H. Chelak
20 – 274-2026 Arraignment

Commonwealth v. Nicholas M. Scott
President Judge Gregory H. Chelak
MATTHEW J. GALASSO

21 – 270-2026 Arraignment
Commonwealth v. Anthony M. Ryan
President Judge Gregory H. Chelak
ERIC L. HAMILL

22 – 259-2026 Arraignment
Commonwealth v. Thomas J. Windle
President Judge Gregory H. Chelak
ERIC L. HAMILL

1:30 PM

152-2026 Omnibus Pre-Trial Motion
Hearing and Hearing
Commonwealth v.

Nickolas S. Marrin-Youmans
President Judge Gregory H. Chelak
ERIC L. HAMILL

Hearing Room

9:30 AM
761-2026 Custody Conference
Sharon Osmanzai v. Baktash Osmanzai
LAUREN BEAL

10:30 AM
770-2025 Custody Conference
Jill Stitt v. Joshua Stitt
SHANNON L. MUIR

FRIDAY, AUGUST 7, 2026 ***Courtroom 1***

9 AM
Sentencing – 8/20
President Judge Gregory H. Chelak
1 – 218, 219-2025 Sentencing
Commonwealth v. Shawn R. Mohring
President Judge Gregory H. Chelak
STEVEN BENEDICT
2 – 410-2025 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v.
Benjamin A. Burbridge
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
3 – 58-2026 Sentencing
Commonwealth v. Stephen J. Segeske
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
4 – 510, 511, & 641-2023 Sentencing
Commonwealth v. Michael Simmons
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
5 – 224-2025 Sentencing
Commonwealth v. Dennis Hemion
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
6 – 76-2026 Sentencing
Commonwealth v. Drevon Laster
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
7 – 362-2024 Sentencing
Commonwealth v. Joseph M. Biggio
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

8 – 104-2026 Sentencing
Commonwealth v. Jason M. Helewa
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

9:30 AM
Sentencing – 3/20
President Judge Gregory H. Chelak
1 – 12-2026 Sentencing
Commonwealth v. Michael J. Petkus
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
2 – 311, 312-2025 Sentencing
Commonwealth v. Adam C. Rodriguez
President Judge Gregory H. Chelak
THOMAS E. MINCER
3 – 320-2025 Sentencing
Commonwealth v.
Theresa Moran-Balzano
President Judge Gregory H. Chelak
THOMAS E. MINCER

10 AM
Sentencing – 8/20
President Judge Gregory H. Chelak
1 – 508-2025 Sentencing
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President Judge Gregory H. Chelak
ERIC E. WINTER
2 – 77-2026 Sentencing
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MATTHEW T. MUCKLER
3 – 3-2026 Sentencing
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ROBERT L. KOBILINSKI
4 – 472-2023 Sentencing
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President Judge Gregory H. Chelak
THOMAS E. MINCER
5 – 177-2025 Sentencing
Commonwealth v. Aaron Boyd
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER
6 – 17-2026 Sentencing
Commonwealth v. Gordon L. Scott, III.
President Judge Gregory H. Chelak
ANDREW J. KATSOCK

7 – 501-2025 Sentencing
Commonwealth v. Steffen F. Lane
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN

8 – 157-2025 Sentencing
Commonwealth v. Rafal Nakielski
President Judge Gregory H. Chelak
BRETT J. RIEGEL

11 AM
Sentencing – 2/5
President Judge Gregory H. Chelak
1 – 87-2026 Sentencing
Commonwealth v. Michael R. Coppola
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN

2 – 538-2024 Sentencing
Commonwealth v. Patrick A. Veasey
President Judge Gregory H. Chelak
THOMAS E. MINCER

1:30 PM
116-2025 Sentencing
Commonwealth v. Ayden S. McCabe
President Judge Gregory H. Chelak
THOMAS E. MINCER

LEGAL NOTICES

In The Court Of Common Pleas Of Pike County Commonwealth Of Pennsylvania

ESTATE NOTICES

Notice is hereby given that, in the Estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said

Estates are requested to present the same without delay and all persons indebted to said

Estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

Estate of Joseph T. Ryan, Late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Kevin J. Ryan, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without

delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

7/31/2026 • 8/7/2026 • 8/14/2026

ESTATE NOTICE

Estate of Rebecca S. Sproul, Late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Catherine Sproul, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

7/31/2026 • 8/7/2026 • 8/14/2026

EXECUTOR'S NOTICE

Estate of Ella Eggenberger,
Deceased, late of Lackawaxen
Township, Pike County,
Pennsylvania. Letters Testamentary
on the above estate have been
granted to Dona Schmalzle. All
persons indebted to the said estate
are requested to make payment, and
those having claims should present
the same without delay to: Dona
Schmalzle at 156 Route 739,
Hawley, PA 18428, or to the
Attorneys for the Estate, Levy, Stieh
& Baron, P.C.

By: John T. Stieh, Esquire
Attorney for the Estate
Levy, Stieh & Baron, P. C
542 U.S. Routes 6 & 209
P.O. Box D, Milford, PA 18337

7/31/2026 • 8/7/2026 • 8/14/2026

EXECUTOR'S NOTICE

Estate of Katherina Baisley,
Deceased, late of Dingman
Township, Pike County,
Pennsylvania. Letters Testamentary
on the above estate have been
granted to Stephanie Liebl. All
persons indebted to the said estate
are requested to make payment, and
those having claims should present
the same without delay to:
Stephanie Liebl at 138 Lower North
Shore Road, Branchville, NJ 07826,
or to the Attorneys for the Estate,
Levy, Stieh & Baron, P.C.

By: John T. Stieh, Esquire
Attorney for the Estate
Levy, Stieh & Baron, P. C
542 U.S. Routes 6 & 209
P.O. Box D, Milford, PA 18337

7/31/2026 • 8/7/2026 • 8/14/2026

ESTATE NOTICE

Kevin Gene Roster, Deceased
Late of **Pike** County, PA

Letters of Administration on the
above Estate having been granted to
the Administrator, Brian F. Levine,
all persons indebted to the Estate are
requested to make payment, and
those having claims to present same
without delay, to Brian F. Levine,
Esquire.

Brian F. Levine, Esquire
Levine Law, LLC
Attorney for the Administrator
22 E Grant St
New Castle, PA 16101-2279

7/31/2026 • 8/7/2026 • 8/14/2026

LETTERS TESTAMENTARY

Estate of Doris G. Peppard,
Deceased, late of 217 Whitehall
Boulevard, Garden City Village,
New York.

Letters Testamentary on the
above estate have been granted to
the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to:

Nancy Carpenter
56 Meadow Street
Garden City, NY 11530

or to her attorney, Jennifer P.
Onofry, Esq., 515 Broad Street,
Milford, PA 18337

7/24/2026 • 7/31/2026 • 8/7/2026

ESTATE NOTICE

Estate of Huber Mary
AKA Huber Mary Newman, Huber
Mary Elizabeth
Late of Blooming Grove Township
CO-EXECUTOR
Garbaccio Mary E
3 Volcanic Hill Road
Wantabe, NJ 07461
CO-EXECUTOR
Garbaccio Cynthia L
254 E. Ettwein Street
Bethlehem, PA 18018

7/24/2026 • 7/31/2026 • 8/7/2026

ESTATE NOTICE

Estate of Debra Krommes
Late of Milford
ADMINISTRATOR
Alrene Gerard
573 N Central Avenue
Ramsey, NJ 07446

7/24/2026 • 7/31/2026 • 8/7/2026

ESTATE NOTICE

Estate of Barbara Lippincott
Late of Milford, PA
EXECUTOR
Robin Lamoreaux
100 William Penn Drive
Milford, PA 18337

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of John Daudid Schemitsch, a/
k/ a John Schemitsch, Jr., deceased
of Lackawaxen Township, Pike
County, Pennsylvania. Letters
Testamentary on the above Estate
hauinq been granted to Robert J.
Schemitsch, Executor, all persons
indebted to the said Estate are
requested to make payment, and
those having claims to present the
same without delay to her attorney,
Anthony J. Magnotta, Esquire, 8
Silk Mill Drive, Suite 215, Hawley,
Pennsylvania 18428.

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of John Carroll
Shindledecker, a/k/a John C.
Shindledecker, deceased of
Lackawaxen Township, Pike
County, Pennsylvania. Letters
Testamentary on the above Estate
having been granted to Theresa
Meehan, Executrix, all persons
indebted to the said Estate are
requested to make payment, and
those having claims to present the
same without delay to her attorney,
Anthony J. Magnotta, Esquire, 8
Silk Mill Drive, Suite 215, Hawley,
Pennsylvania 18428.

7/17/2026 • 7/24/2026 • 7/31/2026



OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS
OF PIKE COUNTY

CIVIL ACTION – LAW

NO. 156-2026

HERITAGE FINANCIAL CREDIT
UNION

Plaintiff

v.

STEVEN J. SHIPPS,
Defendant

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Commissioners Office
Pike County Administration
Building
506 Broad Street
Milford, PA 18337
(570) 296-7613

North Penn Legal Services -
Stroudsburg
10 North 10th Street
Stroudsburg, Pennsylvania 18360
(877) 953-4250

7/31/2026

NOTICE

IN THE COURT OF COMMON
PLEAS
OF PIKE COUNTY

CIVIL ACTION – LAW

NO. 207-2026

HERITAGE FINANCIAL CREDIT
UNION

Plaintiff

v.

TAMAS BAKA,
Defendant

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file

your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Commissioners Office
Pike County Administration
Building
506 Broad Street
Milford, PA 18337
(570) 296-7613

North Penn Legal Services -
Stroudsburg
10 North 10th Street
Stroudsburg, Pennsylvania 18360
(877) 953-4250

7/31/2026

SHERIFF SALES

Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 412 Broad Street.

SHERIFF SALE AUGUST 19, 2026

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 236-2026 SUR JUDGEMENT NO: _ 236-2026_ AT THE SUIT OF US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST vs. MICHAEL CAPASSO & UNITED STATES OF AMERICA

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, AUGUST 19, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SHOHOLA, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO. 32, SECTION B,

SHOHOLA HEIGHTS, AS SHOWN ON PLAT OR MAP OF SHOHOLA HEIGHTS SUBDIVISION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK 13, PAGE 26.

BEING PREMISES:
174 LAUREL DRIVE,
SHOHOLA, PA 18458

OPA NUMBER: 027.00-02-29

BEING the same premises which Richard L. Brezner and Buchanan M. Dietz, by Deed dated May 14, 2007, and recorded in the Official Records of Pike County on May 14, 2007, in Deed Book Volume 2231, Page 1499, et seq., granted and conveyed unto Michael Capasso.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MICHAEL CAPASSO & UNITED STATES OF AMERICA

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$206,512.27** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **MICHAEL CAPASSO & UNITED STATES OF AMERICA**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$206,512.27** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
FRIEDMAN V ARTOLO, LLP
1325 FRANKLIN AVE, STE 160
GARDEN CITY, NY 11530

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 91-2026 SUR JUDGEMENT NO: 91-2026 _AT THE SUIT OF U.S. BANKTRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE
ASSET TRUST 2021-GS3 vs.
KEVIN F. TARPEY

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, AUGUST 19,**
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

All that certain piece or parcel or
Tract of land situate in the
Township of Delaware, Pike
County, Pennsylvania, and being
known as 137 Panda Road,
Dingmans Ferry, Pennsylvania
18328.

TAX MAP AND PARCEL
NUMBER:02-2-029566

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$210,525.42

SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF: Kevin F. Tarpey

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO **KEVIN F.
TARPEY**

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$210,525.42** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF **KEVIN F.
TARPEY**

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$210,525.42** PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
MCCABE WEISBERG
CONWAY LLC
1420 WALNUT STREET,
STE 1501
PHILADELPHIA, PA 19102

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 945-2025 , SUR JUDGEMENT NO: 945-2025 AT THE SUIT OF TRACES OF LATTIMORE COMMUNITY ASSOCIATION vs. IWONA TANCULA DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, AUGUST 19, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike, Commonwealth of Pennsylvania, more particularly described as follows, to wit: BEING lot No. 31, as set forth on a certain plot of lands, Traces of lattimore, Phase II, Final Site Plan, as surveyed by Harry F. Schoenagel, P.I.S., surveyed on March 10, 1985, and recorded in the Office of the Recorder of Deeds in and for Pike County in Plat Book Volume 23, at Page 140 on June 19, 1985.

PROPERTY: IMPROVED

31 Meath lane
Dingmans Ferry, PA 18328
Delaware Township
Tax Parcel Number: 162.00-01-42.014

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO IWONA TANCULA

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY , FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$19,529.13** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF IWONA TANCULA

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$19,529.13** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
HOFFMAN LAW LLC
P.O. BOX 609
MONTGOMERYVILLE, PA
18936

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 617-2025 SURJUDGEMENT
NO: 617-2025 AT THE SUIT
OF LOANDEPOT.COM, LLC
vs. ELIZABETH DAGNONE,
ELIZABETH DELILLO &
WAYNE DELILLO

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, AUGUST 19,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

TRACT NO. 1
ALL THAT CERTAIN lot, parcel
or piece of ground situate in the
Township of Lehman, County of
Pike, and State of Pennsylvania,
being Lot No. 579, Section No. 2A
as shown on map of Pocono
Mountain Lake Estates, Inc., on file
in the Recorder's Office at Milford
Pennsylvania in Plot Book No. 9,
Page 40.

TRACT NO. 2
ALL THAT CERTAIN lot, parcel
or piece of ground situate in the
Township of Lehman, County of
Pike, and State of Pennsylvania,
being Lot No. 580, Section No. 2A
as shown on map of Pocono
Mountain Lake Estates, Inc., on file
in the Recorder's Office at Milford,
Pennsylvania, in Plot Book No. 9,
Page 40.

BEING KNOWN AS: 129 WREN
LANE, BUSHKILL, PA 18324

PROPERTY ID NUMBER:
189.03-03-84

BEING THE SAME PREVIOUSLY
KNOWN AS ELIZABETH DELILLO,
FKA ELIZABETH
FABROCINO AND
ELIZABETH DAGNONE,
MOTHER, WHO ACQUIRED
TITLE AS DAUGHTER BY
DEED DATED 7/11/2024 AND
RECORDED 7/17/2024 IN THE
OFFICE OF THE RECORDER
OF DEEDS IN DEED BOOK
2764 AT PAGE 1400, GRANTED
AND CONVEYED UNTO
ELIZABETH DELILLO AND
WAYNE DELILLO, WIFE AND
HUSBAND, AND ELIZABETH
DAGNONE.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA
TO ELIZABETH DAGNONE,
ELIZABETH DELILLO &
WAYNE DELILLO

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$146,551.76** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **ELIZABETH DAGNONE, ELIZABETH DELILLO & WAYNE DELILLO**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$146,551.76** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
KML LAW GROUP PC
701 MARKET STREET,
STE 5000
PHILADELPHIA, PA 19106

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 1026-2021** SUR JUDGEMENT **NO: 1026-2021** _AT THE SUIT OF PHH MORTGAGE CORPORATION vs. **JOHN S. PASSAMONTE, JR. & JENNIFER J. PASSAMONTE** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, AUGUST 19, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 218
PHEASANT RUN A/K/A 81
PHEASANT RUN BUSHKILL,
PA 18324

BEING PARCEL NUMBER:
194.01-05-27.001

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **_JOHN S.**

**PASSAMONTE, JR. &
JENNIFER J. PASSAMONTE**

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$195,053.49** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF **JOHN S.
PASSAMONTE, JR. &
JENNIFER J. PASSAMONTE**

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$195,053.49** PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
RAS CITRON
133 GAITHER DRIVE, STE F
MT LAUREL, NJ 08054

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO:615-2025 SUR
JUDGEMENT NO: **_615-2025**
**_AT THE SUIT OF WELLS
FARGO BANK, N.A. vs. HANS
DUSTIN HERMAN, IN HIS
CAPACITY AS EXECUTOR &
HEIR OF THE ESTATE OF
DAWN HABERMANN**

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, AUGUST 19,**
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP
OF GREEN, PIKE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS:
114 RUNNING DEER DR
GREENTOWN, PA 18426

BEING PARCEL NUMBER:
129.01-02-12

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE

COMMONWEALTH OF
PENNSYLVANIA TO HANS
DUSTIN HERMAN, IN HIS
CAPACITY AS EXECUTOR &
HEIR OF THE ESTATE OF
DAWN HABERMANN

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$137,034.37 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF HANS DUSTIN
HERMAN, IN HIS CAPACITY
AS EXECUTOR & HEIR OF
THE ESTATE OF DAWN
HABERMANN

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$137,034.37 PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
RAS CITRON, LLC
133 GAITHER DRIVE, STE F
MT. LAUREL, NJ 08054

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 1212-2025 SUR
JUDGEMENT NO: 1212-
2025 AT THE SUIT OF PNC
BANK, NA vs. MARY LOU
CORBETT, IN HER CAPACITY
AS EXECUTRIX OF THE
ESTATE OF WALLACE B.
MCCOLLUM; NIKKI
MCCOLLUM, IN HER
CAPACITY AS HEIR OF
WALLACE B. MCCOLLUM;
MATTHEW MCCOLLUM, IN
HIS CAPACITY AS HEIR OF
WALLACE B. MCCOLLUM;
STEVEN SHIPPS; IN HIS
CAPACITY AS HER OF OLIVE
A. MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; LESTER
SHIPPS, IN HIS CAPACITY AS
HEIR OF OLIVE A.
MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; CLIFFORD
SHIPPS, JR., IN HIS CAPACITY
AS HEIR OF OLIVE A.
MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; HOWARD
SHIPPS, IN HIS CAPACITY AS

HEIR OF OLIVE A.
MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS & ALL PERSONS,
FIRMS OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE OR
INTEREST, FROM OR UNDER
OLIVE A. MCCOLLUM,
DECEASED HEIR OF
WALLACE B. MCCOLLUM;
UNITED STATES OF
AMERICA

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, AUGUST 19,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP
OF DELAWARE, PIKE
COUNTY, PENNSYLVANIA:

BEING KNOWN AS:
101 MEADOW RIDGE COURT
DINGMANS FERRY, PA 18328

BEING PARCEL NUMBER:
150.01-01-16

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO MARY
LOU CORBETT, IN HER

CAPACITY AS EXECUTRIX
OF THE ESTATE OF
WALLACE B. MCCOLLUM;
NIKKI MCCOLLUM, IN HER
CAPACITY AS HEIR OF
WALLACE B. MCCOLLUM;
MATTHEW MCCOLLUM, IN
HIS CAPACITY AS HEIR OF
WALLACE B. MCCOLLUM;
STEVEN SHIPPS, IN HIS
CAPACITY AS HER OF OLIVE
A. MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; LESTER
SHIPPS, IN HIS CAPACITY AS
HEIR OF OLIVE A.
MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; CLIFFORD
SHIPPS, JR., IN HIS CAPACITY
AS HEIR OF OLIVE A.
MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; HOWARD
SHIPPS, IN HIS CAPACITY AS
HEIR OF OLIVE A.
MCCOLLUM, DECEASED
HEIR OF WALLACE B.
MCCOLLUM; UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS & ALL PERSONS,
FIRMS OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE OR
INTEREST, FROM OR UNDER
OLIVE A. MCCOLLUM,
DECEASED HEIR OF
WALLACE B. MCCOLLUM;
UNITED STATES OF
AMERICA

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$63,307.47 PLUS
COSTS & INTEREST. THE

SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF MARY LOU CORBETT, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF WALLACE B. MCCOLLUM; NIKKI MCCOLLUM, IN HER CAPACITY AS HEIR OF WALLACE B. MCCOLLUM; MATTHEW MCCOLLUM, IN HIS CAPACITY AS HEIR OF WALLACE B. MCCOLLUM; STEVEN SHIPPS, IN HIS CAPACITY AS HER OF OLIVE A. MCCOLLUM, DECEASED HEIR OF WALLACE B. MCCOLLUM; LESTER SHIPPS, IN HIS CAPACITY AS HEIR OF OLIVE A. MCCOLLUM, DECEASED HEIR OF WALLACE B. MCCOLLUM; CLIFFORD SHIPPS, JR., IN HIS CAPACITY AS HEIR OF OLIVE A. MCCOLLUM, DECEASED HEIR OF WALLACE B. MCCOLLUM; HOWARD

SHIPPS, IN HIS CAPACITY AS HEIR OF OLIVE A. MCCOLLUM, DECEASED HEIR OF WALLACE B. MCCOLLUM; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER OLIVE A. MCCOLLUM, DECEASED HEIR OF WALLACE B. MCCOLLUM; UNITED STATES OF AMERICA

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$63,307.47 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
RAS CITRON, LLC
133 GAITHER DRIVE, ST F
MT LAUREL, NJ 08054

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 601-2025 SUR JUDGEMENT NO: 601-2025 AT THE SUIT OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER

TRUSTEE OF OBX 2024 NQM4
TRUST vs. DENNISSE A.
ESTRELLA

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, AUGUST 19,**
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP
OF LEHMAN, PIKE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS:
500 GALION DRIVE
TAMIMENT, PA 18371

BEING PARCEL NUMBER:
187.02-01-72-

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA
TO **DENNISSE A. ESTRELLA**

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$301,260.30** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE

TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF **DENNISSE A.
ESTRELLA**

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$301,260.30** PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
RAS CITRON
133 GAITHER DRIVE, STE F
MT. LAUREL, NJ 08054

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 105-2026 SUR
JUDGEMENT **NO: 105-2026**
**_AT THE SUIT OF FEDERAL
HOME LOAN MORTGAGE**

**CORPORATION, AS TRUSTEE
FOR THE BENEFIT OF THE
FREDDIE MAC SEASONED
CREDIT RISK TRANSFER
TRUST, SERIES 2021-3 vs.
CARLOS A. PEREZ &
JOCELYN VICENS PEREZ**

DEFENDANTS. I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, AUGUST 19,
2026, at 11:00 AM** PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THOSE FOUR CERTAIN
pieces or parcels of land with the
buildings and improvements thereon
erected lying, situated and being in
the Township of Greene, County of
Pike and Commonwealth of
Pennsylvania. Being Lot Nos. 44,
19,42 and 43 (respectively described
in order below) in Block One and
shown in a Plan to Lots of Robert
Wilson as Surveyed by C.DE.
Ferris, R.S. (Unrecorded but
transcribed onto the Tax Assessment
Maps for this township.) Being
bounded and described as follows, to
wit:

Parcel No. : 116.04-02-08-, 116.04-
02-09-, 116.04-02-10-, 116.04-02-
25-

BEING known and numbered as
113 Melody Lane AKA RRI Box
965, Greentown, PA 18426

Being the same property conveyed
to Carlos A. Perez and Jocelyn
Vicenc Perez, his wife who acquired
title by virtue of a deed from Martin

J. O'Hora, Jr., partner, Leonard
Maiocco, Jr., partner, and Eugene F.
Carey, partner, Co-Partners dba M
& O Properties, dated July 31~ 2001,
recorded August 3, 2001, as
Document ID 200100009740, and
recorded in Book 1893, Page 247,
Office of the Recorder of Deeds,
Pike County, Pennsylvania

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO **CARLOS
A. PEREZ & JOCELYN VICENS
PEREZ**

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$88,716.23** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF **CARLOS A.**

PEREZ & JOCELYN VICENS
PEREZ

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$88,716.23 PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
MDK LEGAL
PO BOX 165028
COLUMBUS, OH 43216-5028

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 373-2023 SUR
JUDGEMENT NO: 373-2023
_AT THE SUIT OF PNC BANK,
N.A. vs. THOMAS HOGAN, JR
AKA THOMAS W. HOGAN, JR
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, AUGUST 19,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP
OF LEHMAN, PIKE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS:
202 WOODPECKER CT,
BUSHKILL, PA 18324

BEING PARCEL NUMBER:
038153

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA
TO THOMAS HOGAN, JR
AKA THOMAS W. HOGAN, JR

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$34,302.64 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF THOMAS

HOGAN, JR AKA THOMAS W.
HOGAN, JR

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$34,302.64** PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
RAS CITRON, LLC
133 GAITHER DRIVE, STE F
MT. LAUREL, NJ 08054

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 643-2026 SUR
JUDGEMENT NO: 643-2026
AT THE SUIT OF
PENNYMAC LOAN SERVICES,
LLC vs. JOHN GARZON-
TASAMA
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, AUGUST 19,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THAT CERTAIN lot or lots,
parcel or piece of ground situate in
Lehman Township, Pike County,
Commonwealth of Pennsylvania,
being Lot or Lots No. 608, Section
No. 10 as is more particularly set

forth on the Plot Map of Lehman
Pike Development Corporation,
Saw Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford, Pike
County, Pennsylvania, in Plot Book
Volume 15, Page 13.

BEING KNOWN AS:
153 EDINBURGH ROAD,
BUSHKILL, PA 18324

PROPERTY ID NUMBER:
192.04-02-56

BEING THE SAME PREMISES
WInCH RICHARD
SORRENTINO AND BETH
SORRENTINO BY DEED
DATED 10/28/2022 AND
RECORDED 11/10/2022 IN THE
OFFICE OF THE RECORDER
OF DEEDS IN DEED BOOK
2715 AT PAGE 1674, GRANTED
AND CONVEYED UNTO
JOHN GARSON-TASAMA.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO JOHN
GARZON- TASAMA

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$316,182.63** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF JOHN GARZON-TASAMA

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$316,182.63 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
KML LAW GROUP PC
701 MARKET STREET,
STE 5000
PHILADELPHIA, PA 19106-1532

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 1539-2025 SUR JUDGEMENT NO: 1539-2025 _AT THE SUIT OF

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A vs. TAMIKA FORD AIKIA TAMIKA K. FORD

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, AUGUST 19, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land situate in the Lehman Township, Pike County, Pennsylvania, being Lot 205, Phase I, Section II, The Falls at Saw Creek, Recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania in Plot book Volume 22, page 51.

Under and Subject to Restrictions, of Record

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

The improvements thereon being known as 205 Falls Circle, Bushkill, Pennsylvania - 18324.

Parcel No. 196.04-03-35 (Control: 070894)

BEING the same premises. which William. C. Perrego, dated June 26, 2007, granted and conveyed unto

Tamika Ford, and recorded in the Office of the Recorder of Deeds of Pike County on July 25, 2007 in Book 2242, Page 1494.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO TAMIKA FORD A/K/A TAMIKA K. FORD

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$82,353.63** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF TAMIKA FORD A/K/A TAMIKA K. FORD

DEFENDANTS, OWNERS
REPUTED OWNERS TO

COLLECT **\$82,353.63** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
HILL WALLACK, LLP
1000 FLORAL VALE BLVD,
STE 300
YARDLEY, PA 19067

7/24/2026 • 7/31/2026 • 8/7/2026

**SHERIFF SALE
AUGUST 19, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 153-2026** SUR JUDGEMENT **NO: 153-2026** _A T THE SUIT OF PLANET HOME LENDING, LLC vs. SHALENE S. TRUESDALE AKA SHALENETRUESDALE DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, AUGUST 19, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 138 on a certain map or plan of lots entitled, Pocono Ranch Lands, Plan of Section Four, Pocono

Ranch Lands, Lmted., Owner and Developer, Lehman township, Pike County, Pennsylvania, dated August, 1973, Sheet No.2 of 5, prepared by Elliott and Associates, Engineers-Planner, Scale being 1 inch - 100 feet, recorded November 8, 1973, in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book Volume 10, Page 203

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

The improvements thereon being known as 2135 Cherry Blossom Lane, Bushkill, Pennsylvania - 18324.

Parcel No. 189.01-03-24 (Control: 044102)

BEING the same premises which Vladimir Chemomaz and Irina Chemomaz, husband and wife, as tenants by the entireties, dated April 25, 2022, granted and conveyed unto Shalene Truesdale, and recorded in the Office of the Recorder of Deeds of Pike County on May 10, 2022 in Book 2697, Page 1160.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO SHALENE S. TRUESDALE AKA SHALENE TRUESDALE

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$326,778.394 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF SHALENE S. TRUESDALE AKA SHALENETRUESDALE

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$326,778.94 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
HILL WALLACK, LLP
1000 FLORAL VALE BLVD,
STE 300
YARDLEY, PA 19067

7/24/2026 • 7/31/2026 • 8/7/2026

CIVIL ACTIONS FILED

*From July 16, 2026 to July 23, 2026
Accuracy of the entries is not guaranteed.*

CERTIFIED COPY OF LIEN

2026-45368	Pa Department Of Revenue Bureau Of Compliance	Creditor	7/22/2026
2026-45368	Jackson Kenneth	Debtor	7/22/2026
2026-45369	Pa Department Of Revenue Bureau Of Compliance	Creditor	7/22/2026
2026-45369	Clark Dave E Jr	Debtor	7/22/2026
2026-45370	Pa Department Of Revenue Bureau Of Compliance	Creditor	7/22/2026
2026-45370	Daigneault Adelle M	Debtor	7/22/2026
2026-45371	Pa Department Of Revenue Bureau Of Compliance	Creditor	7/22/2026
2026-45371	Steele Christopher M	Debtor	7/22/2026
2026-45371	Matuszewski Shannon M	Debtor	7/22/2026
2026-45372	Pa Department Of Revenue Bureau Of Compliance	Creditor	7/22/2026
2026-45372	Fish Aaron A	Debtor	7/22/2026
2026-45372	Fish Jennifer	Debtor	7/22/2026
2026-45373	Pa Department Of Revenue Bureau Of Compliance	Creditor	7/22/2026
2026-45373	Martinez Jason	Debtor	7/22/2026
2026-45374	Pa Department Of Revenue Bureau Of Compliance	Creditor	7/22/2026
2026-45374	Da Costa Jorge	Debtor	7/22/2026
2026-45374	Da Costa Danielle A	Debtor	7/22/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-01109	Lvnv Funding Llc	Plaintiff	7/20/2026
2026-01109	Pai Shih Suey	Defendant	7/20/2026
2026-01109	Suey Pai Shih	Defendant	7/20/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-01070	Portfolio Recovery Associates Llc	Plaintiff	7/16/2026
2026-01070	Rodriguez Jennifer	Defendant	7/16/2026
2026-01071	Portfolio Recovery Associates Llc	Plaintiff	7/16/2026
2026-01071	Mazzariello Jonya	Defendant	7/16/2026
2026-01072	Portfolio Recovery Associates Llc	Plaintiff	7/16/2026
2026-01072	Cibelli Michael	Defendant	7/16/2026
2026-01096	Credit Corp Solutions Inc	Plaintiff	7/20/2026
2026-01096	Grube Shane	Defendant	7/20/2026
2026-01110	Velocity Investt1ents Llc	Plaintiff	7/20/2026
2026-01110	StJohn Clarence Jr	Defendant	7/20/2026
2026-01119	Credit Corp Solutions Inc	Plaintiff	7/22/2026
2026-01119	Fazio Brian	Defendant	7/22/2026
2026-01120	Pnc Bank National Association	Plaintiff	7/22/2026
2026-01120	Georges Gesly	Defendant	7/22/2026

CONTRACT – OTHER

2026-01113	Bmo Bank Na	Plaintiff	7/20/2026
2026-01113	Beck Lia	Defendant	7/20/2026

CUSTODY

2026-01073	Ortiz Christopher C	Plaintiff	7/16/2026
2026-01073	Hardy Celena A	Defendant	7/16/2026

DIVORCE

2026-01077	Midlarsky Sarah A	Plaintiff	7/17/2026
2026-01077	Midlarsky Garret T	Defendant	7/17/2026
2026-01087	Dillon Jessica	Plaintiff	7/17/2026
2026-01087	Dillno Curvon	Defendant	7/17/2026

FEDERAL TAX LIEN

2026-45362	Department Of Treasury Internal Revenue Service	Plaintiff	7/16/2026
2026-45362	Cassell Building Contractors Inc	Defendant	7/16/2026
2026-45367	Department Of Treasury Internal Revenue Service	Plaintiff	7/22/2026
2026-45367	Bailey Andrew G	Defendant	7/22/2026

MARRIAGE LICENSE

2026-00112	Anderson Matthew Dwayne Oconnor Daniel Josphe	7/16/2026
2026-00113	Arroyo Leticia Figueroa Richard Dennis	7/17/2026
2026-00114	Iturinno Priscilla Flores Gonzalez David	7/17/2026
2026-00115	Cruz Stephanie Yezenia Barros Steven Andre Goncalves	7/20/2026
2026-00116	Jeskey Ashley Marie Dubel Daniel Mark	7/20/2026

MISCELLANEOUS – OTHER

2026-01078	Saw Creek Estates Community Association Inc	Plaintiff	7/17/2026
2026-01078	Munoz De Geddes Sonia	Defendant	7/17/2026
2026-01078	Geddes Sonia Munoz De	Defendant	7/17/2026
2026-01079	Saw Creek Estates Community Association Inc	Plaintiff	7/17/2026
2026-01079	Balatoni Peter	Defendant	7/17/2026
2026-01080	Saw Creek Estates Community Association Inc	Plaintiff	7/17/2026
2026-01080	Boone Patricia	Defendant	7/17/2026
2026-01081	Saw Creek Estates Community Association Inc	Plaintiff	7/17/2026
2026-01081	Blount Annice J	Defendant	7/17/2026
2026-01082	Saw Creek Estates Community Association Inc	Plaintiff	7/17/2026
2026-01082	Conroy Michael	Defendant	7/17/2026
2026-01083	Saw Creek Estates Community Association Inc	Plaintiff	7/17/2026
2026-01083	Garcia Francisco	Defendant	7/17/2026
2026-01084	Saw Creek Estates Community Association Inc	Plaintiff	7/17/2026
2026-01084	Cornielle Marc	Defendant	7/17/2026
2026-01095	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01095	Kaufman Louis G	Defendant	7/20/2026
2026-01095	Kaufman Ensi	Defendant	7/20/2026
2026-01097	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01097	Jimenez Rafael Santiago	Defendant	7/20/2026
2026-01097	Moscoso Rafael David Santiago	Defendant	7/20/2026
2026-01098	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01098	Villarruz Rex	Defendant	7/20/2026
2026-01098	Horario Lelanie	Defendant	7/20/2026

2026-01099	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01099	Richards Susan	Defendant	7/20/2026
2026-01100	Sw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01100	Hernandez Ana L	Defendant	7/20/2026
2026-01100	Hernandez Nelson	Defendant	7/20/2026
2026-01101	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01101	Rebeca Emmanuel	Defendant	7/20/2026
2026-01101	Lamour Rebeca Harle Claudine	Defendant	7/20/2026
2026-01101	Rebeca Marie Claudine Lamour	Defendant	7/20/2026
2026-01102	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01102	Hill Christopher A	Defendant	7/20/2026
2026-01103	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01103	Jones Christopher A	Defendant	7/20/2026
2026-01105	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01105	Egan James P	Defendant	7/20/2026
2026-01105	Egan Hedwig M	Defendant	7/20/2026
2026-01106	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01106	Conte Paul	Defendant	7/20/2026
2026-01108	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01108	Garcia Feliz Gabriela	Defendant	7/20/2026
2026-01108	Feliz Gabriela Garcia	Defendant	7/20/2026
2026-01115	Saw Creek Estates Community Association Inc	Plaintiff	7/21/2026
2026-01115	Bunn Jessie	Defendant	7/21/2026
2026-01116	SawCreek Estates Community Association Inc	Plaintiff	7/21/2026
2026-01116	Dettmer Donald J	Defendant	7/21/2026
2026-01116	Dettmer Felicia J	Defendant	7/21/2026

PETITION

2026-01088	Mckean Daniel J	Petitioner	7/17/2026
2026-01088	2004 Ford F-150 Pick Up Truck Vin# 1FTPW14514KC88517	Petitioner	7/17/2026
2026-01118	Fata Abraham	Petitioner	7/22/2026
2026-01118	Pike County Children & Youth	Respondant	7/22/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-01069	Longbridge Financial Llc	Plaintiff	7/16/2026
2026-01069	Miller Richard L Sr	Defendant	7/16/2026
2026-01085	Pennymac Loan Services Llc	Plaintiff	7/17/2026
2026-01085	Vazquez Roche Vanessa	Defendant	7/17/2026
2026-01085	Roche Vanessa Vazquez	Defendant	7/17/2026
2026-01104	Hsbc Bank Usa Na	Plaintiff	7/20/2026
2026-01104	Mancuso Sandra	Defendant	7/20/2026
2026-01104	Rolletschek Sandra	Defendant	7/20/2026
2026-01107	Saw Creek Estates Community Association Inc	Plaintiff	7/20/2026
2026-01107	Bruckner Christopher	Defendant	7/20/2026

REAL PROPERTY – QUIET TITLE

2026-01076	Figueroa Jose Antonio	Plaintiff	7/17/2026
2026-01076	Figueroa Denise	Plaintiff	7/17/2026
2026-01076	Hughes Joann B	Defendant	7/17/2026

WAIVER OF LIENS

2026-50027	Shortens Inc	Contractor	7/16/2026
2026-50027	Shortens Inc	Owner	7/16/2026
2026-50027	Shorten Homes	Contractor	7/16/2026
2026-50027	Shorten Homes	Owner	7/16/2026
2026-50027	Ward Erica	Contractor	7/16/2026
2026-50027	Wahd Erica	Owner	7/16/2026
2026-50027	Berentsen Brian	Contractor	7/16/2026
2026-50027	Berentsen Brian	Owner	7/16/2026
2026-50028	Shorten Homes	Contractor	7/22/2026
2026-50028	Shorten Homes	Owner	7/22/2026
2026-50028	Neidkowski Richard Daniel	Contractor	7/22/2026
2026-50028	Neidkowski Richard Daniel	Owner	7/22/2026
2026-50028	Dowling Darla	Contractor	7/22/2026
2026-50028	Dowling Darla	Owner	7/22/2026

WRIT OF SUMMONS CIVIL

2026-01067	Libutti Jennifer A	Plaintiff	7/16/2026
2026-01067	Weigold Jonathan D	Defendant	7/16/2026
2026-01067	Absolute Property Solutions Llc	Defendant	7/16/2026
2026-01111	Phillips Richard L	Plaintiff	7/20/2026
2026-01111	Allen Kathleen Anne	Defendant	7/20/2026
2026-01112	Phillips Richard L	Plaintiff	7/20/2026
2026-01112	Bialoskurski Lobello Dawn	Defendant	7/20/2026
2026-01112	Lobello Dawn Bialoskureki	Defendant	7/20/2026

MORTGAGES AND DEEDS

Recorded from July 15, 2026 to July 21, 2026
Accuracy of the entries is not guaranteed.

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Cardenas Anam	Nationwide Mortgage Bankers Inc Mortgage Electronic Registration System Inc	Blooming Grove Twp	211900
Romer Carol Jean	Classic Mortgage Llc Mortgage Electronic Registration System Inc	Greene Twp	271920
Vellecca Stephen	Stifel Bank & Trust	Blooming Grove Twp	25000
Sheehan Kenneth L Sheehan Linda A Kenneth & Linda Sheehan Living Trust 08/30/19	Citizens Bank Na	Dingman Twp	398000

Sullivan Sean P	Guaranteed Rate Inc		
Sullivan Shannon	Mortgage Electronic		
	Registration System Inc	Westfall Twp	370500
Bossard Micheal	Rocket Mortgage Llc		
Bossard Selina	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	206200
Rivera Alisa	Mortgage Electronic		
	Registration		
	System Inc		
	Crosscountry		
	Mortgage Llc	Blooming Grove Twp	50000
Allen Sean	Secretary Of Housing		
Simpson Quinasia	& Urban Development	Lehman Twp	52836.01
Allen Tonja	Crosscountry Mortgage Llc		
Majors Tyrone Sr	Mortgage Electronic		
Majors Patricia	Registration System Inc	Dingman Twp	343660
White Carl	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	148866
Croom Jason			
Croom Jason T			
Croom Jaime E	Utilities Employees		
Croom Jamie Elizabeth	Credit Union	Lehman Twp	80000
Santiago Ian	Mortgage Electronic		
	Registration System Inc		
	Better Mortgage Corporation	Lehman Twp	230972
Marchini Michael	Prosperity Home		
	Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	255000
G A Homes Inc			
Ga Homes Inc	Dime Bank	Lackawaxen Twp	250000
Baker Tambra K	Wells Fargo Bank Na		
Prather Larry Eugene	Mortgage Electronic		
	Registration System Inc	Dingman Twp	280000
Goss Diane	Dime Bank	Dingman Twp	47000
Wyrick Jack Weatherly			
Moldenhauer	Heritage Financial		
Caitlyn Michelle	Credit Union	Blooming Grove Twp	35000
Ferraro Vincent	Heritage Financial		
	Credit Union	Delaware Twp	100000
Sill Daniel	Heritage Financial		
Sill Carmela	Credit Union	Dingman Twp	35000
Cooney Peter J	Mortgage Electronic		
Cooney Henriette	Registration System Inc		
	Rocket Mortgage Llc	Milford Borough	55000
Nieczaj Grzegorz A	Freedom Mortgage		
Nieczaj Erika Elaine	Corporation		
	Mortgage Electronic		
	Registration System Inc	Dingman Twp	155000

Winn Anthony M			
Winn Kaitlyn	Upstart Mortgage Llc	Shohola Twp	40000
Burley K Matthew	Cross Country Mortgage Llc		
Burley Kaitlin Mary	Mortgage Electronic Registration System Inc	Dingman Twp	337500
Colon Saige D	Guaranteed Rate Inc		
Knesel Noah	Mortgage Electronic Registration System Inc	Milford Twp	501686
Sohn Joy	Rocket Mortgage Llc		
Rutledge Joy E	Mortgage Electronic Registration System Inc	Shohola Twp	200000
Davis Brian	Rocket Mortgage Llc		
Davis Tiffany	Mortgage Electronic Registration System Inc	Delaware Twp	206081
Cortez Jessica	Rocket Mortgage Llc		
Cortez Wilfredo	Mortgage Electronic Registration System Inc	Dingman Twp	304357
Batista Giovanni Gomes	Swift Home Loans Inc		
Gomes Batista Giovanni	Mortgage Electronic Registration System Inc	Westfall Twp	516228
Granados Rachel Ann	Prosperity Home Mortgage Llc		
Reyes Joan M	Mortgage Electronic Registration System Inc	Lehman Twp	271388
R Follansbee Jolin	Mortgage Electronic Registration System Inc		
Follansbee Shannon M	Pennymac Loan Services Llc	Dingman Twp	42000
Promised Land Park Holdings Llc	Asian Bank	Palmyra Twp	1332500
Ferraiolo Michael	M&T Bank		
Palmer Julie	Mortgage Electronic Registration System Inc	Lackawaxen Twp	250000
Singer Jackie	Prime Home Lending Llc		
	Mortgage Electronic Registration System Inc	Delaware Twp	457000
Corio Theresa	Pennsylvania Housing Finance Agency	Lehman Twp	11650
Corio Christopher	Primelending		
Corio Theresa	Mortgage Electronic Registration System Inc	Lehman Twp	223680
Corio Christopher			
Rivera Alexis	Newrez Llc		
Rivera Ana T	Mortgage Electronic Registration System Inc	Lehman Twp	223380
Courtright Kathy L	Mortgage Electronic Registration System Inc		
Courtright Ralph R Jr	Rocket Mortgage Llc	Dingman Twp	105000
Vanwhy Daniel S	Essa Bank		
Vanwhy Kristen C	Cnb Bank	Lehman Twp	30000
Kulebakina Liudmila	West Capital Lending Inc Dart Collateral Manager Llc	Blooming Grove Twp	153532.34

Alvarez Maria C	Crosscountry Mortgage Llc		
Alvarez Solano Francisco A	Mortgage Electronic		
Solano Francisco A Alvarez	Registration System Inc	Delaware Twp	215000
Janisheski James	Loanunited.Com Llc		
Janisheski Rose E	Mortgage Electronic		
	Registration System Inc	Dingman Twp	451770
Lipscomb Gerald M			
Lipscomb Martha L	Minster Bank	Lackawaxen Twp	80000
Thompson Ainsworth	Absolute Home		
	Mortgage Corporation		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	152000
Wood Lauren	Secretary Of Housing &		
	Urban Development	Lehman Twp	6748.28
Lao Brenda	Crosscountry Mortgage Llc		
Freeman Jonathan	Mortgage Electronic		
	Registration System Inc	Delaware Twp	208282
Ward Erica	Crosscountry Mortgage Llc		
Berentsen Brian	Mortgage Electronic		
	Registration System Inc	Delaware Twp	332500
Dahan Joseph	Crosscountry Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Shohola Twp	780000
Rodriguez Alejandro	Acre Mortgage & Financial Inc		
Porter Janelle	Mortgage Electronic		
	Registration System Inc	Lehman Twp	184545
Molina Catherine Leigh	Crosscountry Mortgage Llc		
Bravo Cristian	Mortgage Electronic		
	Registration System Inc	Dingman Twp	267729
Lynch Patrick T	Manufacturers And		
Lynch Stephaniel	Traders Trust Company	Dingman Twp	100000
Levina Maria	Crosscountry Mortgage Llc		
Levin Yefim	Mortgage Electronic		
	Registration System Inc	Milford Borough	244000
Munoz Devin	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration		
	System Inc	Matamoras Borough	226594
Crean Daniel	Luxury Mortgage Corporation		
Crean Maryanne	Mortgage Electronic		
	Registration System Inc	Greene Twp	220000
Bickston Tyler	Mortgage Research Center Llc		
Bickston Amanda	Veterans United Home Loans		
	Mortgage Electronic		
	Registration System Inc	Delaware Twp	300000
Schwartz Thomas F	Imperium Lending Llc		
Schwartz Mary	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	283119
Feakins Joan T	Rocket Mortgage Llc		
Feakins Albert	Mortgage Electronic		
Kleso Janine	Registration System Inc	Shohola Twp	88065

Prendergast Judith			
Prendergast-Mason Judith	Pennymac Loan Services Llc		
Prendergast Mason Judith	Mortgage Electronic		
Mason Judith Prendergast	Registration System Inc	Dingman Twp	240130
Maute Ian X	Summit Mortgage Corporation		
Maute Karlak	Mortgage Electronic		
	Registration System Inc	Dingman Twp	327375
Mcinerney Barbara Ann	Third Federal Savings &		
	Loan Association	Delaware Twp	140000

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Gill Jeremy Dale			
Movshon Clare Elizabeth	Cardenas Ana M	Blooming Grove Twp	265000
Wojcik Marlena	Romer Carol Jean	Greene Twp	339900
Miller Katherine	Sullivan Sean P		
	Sullivan Shannon	Westfall Twp	411000
Brouder Christopher C	Bossard Michael		
	Bossard Selina	Blooming Grove Twp	449000
Alli Salvador S	Huveneers Meredith		
Alli Erin E	Rebecca	Greene Twp	290000
Moik Manfred	Votta Michael J		
Moik Yoshiko	Votta Doreen	Lackawaxen Twp	350000
Barlik Pavol	Vernarsky Vladimir	Lackawaxen Twp	111276
Welcome Lake	Welcome Lake		
Holdings Llc	Real Estate Llc	Lackawaxen Twp	362745.90
Rashford Family Trust	Mcdowell Carolyn M		
03/15/2017	Mcdowell Robert L	Palmyra Twp	180000
Koss Grace H	Koss Beverly I		
Koss Beverly I	Kosskersey Frederick J		
	Koss Kersey Frederick J		
	Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Kosskersey Frederick J		
	Koss Kersey Frederick J		
	Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
	Kosskersey Frederick J		
	Koss Kersey Frederick J		
	Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Kosskersey Frederick J		
	Koss Kersey Frederick J		
	Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Kosskersey Frederick J		
	Koss Kersey Frederick J		
	Kersey Frederick J Koss	Palmyra Twp	1

Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss-Kersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss Krauss Meagan M	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Koss Grace H Koss Beverly I	Koss Beverly I Kosskersey Frederick J Koss Kersey Frederick J Kersey Frederick J Koss	Palmyra Twp	1
Broschart Raymond R	Pipitone Faith Pipitone Anthony	Blooming Grove Twp	379000
Ur Anthony	Ur Anthony		
Ur Anthony Robert	Ur Anthony Robert	Delaware Twp	1
Kbe Industries Llc	Kbe Industries Llc	Dingman Twp	1
Olenick John A Jr	Majors Tyrone Sr		
Olenick Jennifer D	Majors Patricia	Dingman Twp	350000
Cioffi Jerry J	Jerry J Cioffi & Lorraine F Cioffi Real Estate Trust 07/09/2026	Blooming Grove Twp	1
Tamarack Properties Llc	Hansen Eric Hansen Darcel	Shohola Twp	10000
Diehl Kimberly Anne	Diehl Kimberly Anne		
Stevenson Kimberly	Diehl Michael Allen	Delaware Twp	1

Sierra Aida			
Otero Roldan Aida L			
Roldan Aldal Otero			
Vega Lydia	Santiago Ian	Lehman Twp	250000
Reynolds Steven Robert			
Mccarthy Katherine	Marchini Michael	Lackawaxen Twp	340000
Berrigan Thomas	Barbara & Thomas Berrigan		
Berrigan Barbara	Family Protection Trust		
	03/05/2026	Lackawaxen Twp	1
Compton Susan R	Compton Chance		
	Joseph	Blooming Grove Twp	12610.62
Bedner Mark Andrew	Baker Tambra		
Bedner Julie A	Prather Larry	Dingman Twp	480000
Olofson Tyler	Clarion Industries Llc	Delaware Twp	125000
Sim Michael J	Panzanaro Kelly		
	Rogers Michael	Shohola Twp	99000
Work Jennie Y	Burley K Matthew		
Work William H	Burley Kaitlin Mary	Dingman Twp	450000
Aleevski Dmitri			
Aleevski Melissa	Barberi Joseph F	Dingman Twp	272000
Stewart John W	Moffat Livingstone Elizabeth		
	Livingstone Elizabeth Moffat	Shohola Twp	275000
Gary J & Kathleen L			
Pomes Irrevocable	Knesel Noah		
Living Trust 08/27/2025	Colon Saige D	Milford Twp	627107
Macdonald Patricia	Wright Gary G	Lackawaxen Twp	348500
Cavanaugh Joseph Exr			
Cavanaugh Joseph			
P Jr Exe			
Cavanaugh Joseph			
Patrick Jr Exr			
Cavanaugh Helen B Est	Ferraiolo Michael		
Cavanaugh Helen Est	Palmer Julie	Lackawaxen Twp	330000
Vanness Curtis G	Vanness Family Living		
	Trust 06/09/2026	Dingman Twp	1
Bosco Domenico	Domenico Bosco Trust		
	01/12/2026		
	Maria Bosco Trust		
	01/12/2026	Lehman Twp	1
Jones-Mozon Lydia A			
Jones Mozon Lydia A	L Mozon Family		
Mozon Lydia A Jones	Trust 03/23/2026	Lehman Twp	10
Tseng Hao Chih	Corio Theresa		
Schoffel Matthew	Corio Christopher	Lehman Twp	233000
Mcdonough Martin	Jeanette Kyle Living		
Johansson Suzanne Eva	Trust 07/06/2026	Milford Borough	775000
Zabriskie Scott			
Zabriskie Donna	Thompson Ainsworth	Lehman Twp	190000
Hinkel Estates Inc	Windy Acres		
	Investments II Llc	Shohola Twp	12000
Worthington Elizabeth A			
Watson Elizabeth A	Stromeyer Irwin	Lehman Twp	325000

Kemery Thomas Edward			
Kemery Jean Marie			
Kemery Anne Marie			
Kemery Michael			
Edward Est	Kemery Jean Marie	Palmyra Twp	1
Lao Brenda	Lao Brenda		
	Freeman Jonathan	Delaware Twp	112793.40
Hernandez John	Rehberg Thomas		
Hernandez Carol	Rehberg Cassandra	Shohola Twp	30000
Kyle Jeanette	Dahan Joseph		
	Baron Heather	Shohola Twp	1000000
Bluestar Construction Llc	Rodriguez Alejandro		
	Porter Janelle	Lehman Twp	181900
Stacks Bryan	Molina Catherine Leigh		
Cavot Charles Louis Jr	Bravo Cristlan	Dingman Twp	287500
Houck William R III	Coffee Cheryl L		
Houck Sara R	Gomez Jorge I	Greene Twp	49995
Mcmanus Edward	Levina Maria		
Mcmanus Jeffrey M	Levin Yefim	Milford Borough	1419000
Murphy John	Fawn Lake Forest Association	Lackawaxen Twp	22480
Peak Grant	Tinkwig Holdings		
Peak Carla	Revocable Trust	Lackawaxen Twp	1
Vonwieding Marisa	Marisa Elisabeth Von Wieding Revocable Trust 01/08/2026	Greene Twp	1
Igielskl Michael			
Igielski Michael Joseph			
Higgins Richard			
Higgins Richard D			
Davis John E Est	Crean Daniel		
Davis John Edward Est	Crean Marvanne	Grrene Twp	275000
Polhill Ray Anthony Sr	Bickston Tyler		
	Bickston Amanda	Delaware Twp	300000
Persing David	Feaklins Joan T		
	Feakins Albert		
	Kleso Janine	Shohola Twp	92700
Early Loretta D			
Hemmerle Loretta D			
Wagner Sharon A	Haytko Joseph		
Early Sharon A	Haytko Sharon	Greene Twp	12000
Vitale Anthony	Maute Ian X		
Dominick Jr	Maute Karla K	Dingman Twp	337500
Green Ellen	Atzl Brooke	Blooming Grove Twp	345000



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THE PIKE COUNTY LEGAL JOURNAL

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